

DEVELOPMENT PARCELS AVAILABLE

PROPERTY OVERVIEW

Stirling is pleased to present Ransley Station, a new 40+ AC mixed-use master-planned development in Pensacola's fastest growing area. With the site's prime positioning at the NW corner of I-10 and Pine Forest Road in NW Pensacola, Ransley Station offers an incredible regional site with excellent access and visibility.

MARKET AREA

NW Pensacola's significant growth over the past decade has been led by Navy Federal Credit Union's landmark expansion in the area. Navy Federal's new leading-edge campus totals 2.1 M SF and currently employs over 9,400 people. When the campus reaches full maturation within the next few years, Navy Federal is expected to employ over 10,000 people. NW Pensacola has also seen exponential single-family and multi-family housing growth with over 6,000 single family lots and 2,500 multi-family units approved or proposed within a 2-mile radius of the Ransley Station property. Complimenting Navy's Federal's growth trajectory and the tremendous housing uptick in NW Pensacola, Escambia County is currently negotiating the sale of their 500-acre OLF 8 site which neighbors Navy Federal's campus and is master-planned for single-family, apartments, townhomes, office, restaurant, retail, and light industrial development.

PROPERTY OPPORTUNITES & USE CURATION

The project developer, Catalyst HRE, and Stirling have cast a curated vision for Ransley Station focused on quality synergistic uses addressing commercial and residential supply voids in the market area. Active and available Ransley Station ground lease and build-to-suit uses include:

ACTIVE

- The Waters at Ransley Phase 1 & 2 totaling 630 units
- Wawa Convenient Store | In Development
- Additional pad sites available
- Homewood Suites Hotel

PROPOSED

- Large Format Fast Casual Restaurants
- Quick Service Restaurants / Retail
- General Office
- Experiential Activity / Restaurant Concept



SUMMARY

RETAIL AERIAL

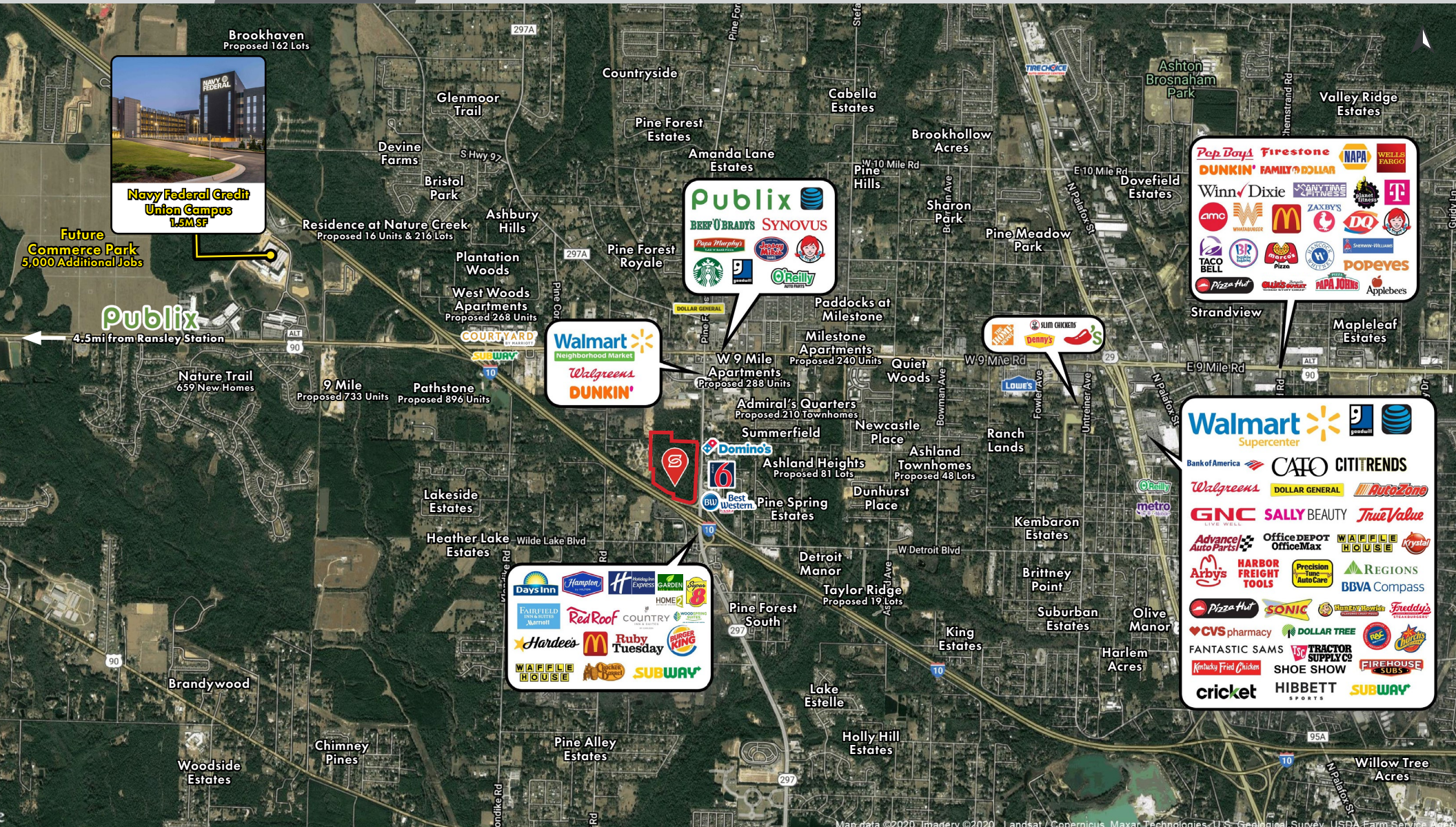
DEMOGRAPHICS

SITE PLAN

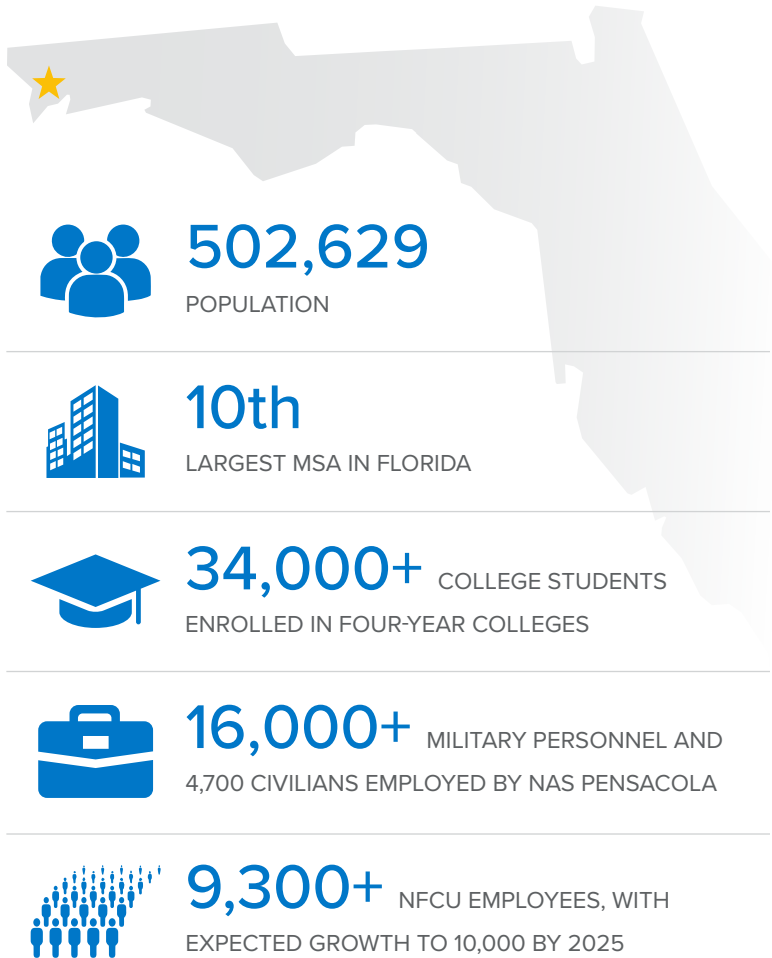
THE WATERS
MULTIFAMILY

DRIVETIME

LOCATION



TRADE AREA HIGHLIGHT



TRADE AREA DEMOGRAPHICS*

*Alteryx 2020 Demographic Data

RAPIDLY GROWING SUBURBAN AREA OF PENSACOLA



+50% POPULATION GROWTH
OVER LAST DECADE (2010 - 2020)



19.4% EXPECTED POPULATION
GROWTH IN NEXT 5 YEARS

MOST AFFLUENT ESCAMBIA COUNTY SUBURB OF PENSACOLA



\$88,938
AVERAGE HOUSEHOLD INCOME



+10% ANTICIPATED INCREASE IN
INCOME GROWTH IN NEXT 5 YEARS



\$73,027
MEDIAN HOUSEHOLD INCOME

BOOMING RESIDENTIAL GROWTH



8,000+
NEW HOUSING STARTS



+25%
HOUSEHOLD GROWTH IN NEXT 5 YEARS



<5%
VACANCY RATE ON EXISTING HOUSING

SUMMARY

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SITE PLAN

THE WATERS
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LOCATION

RANSLEY STATION MASTER SITE PLAN

SCALE: 1" = 150'
0 25 50 100 150 200'



--- LEASE LINE
--- PROPERTY LINE



Catalyst
healthcare real estate

Click image for larger view



stirling

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RANSLEY STATION

8800 Pine Forest Road, Pensacola, FL

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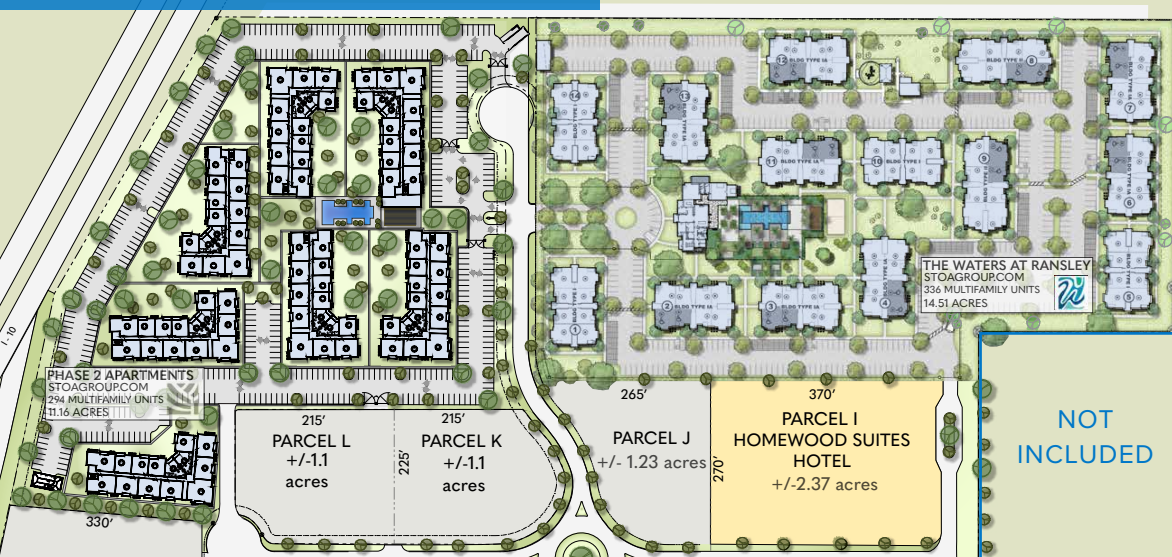
FRONT AERIAL



POOL



THE WATERS AT RANSLEY SITE PLAN



PARK



STIRLINGPROPERTIES.COM / f t i in

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Member of
RETAIL BROKERS NETWORK



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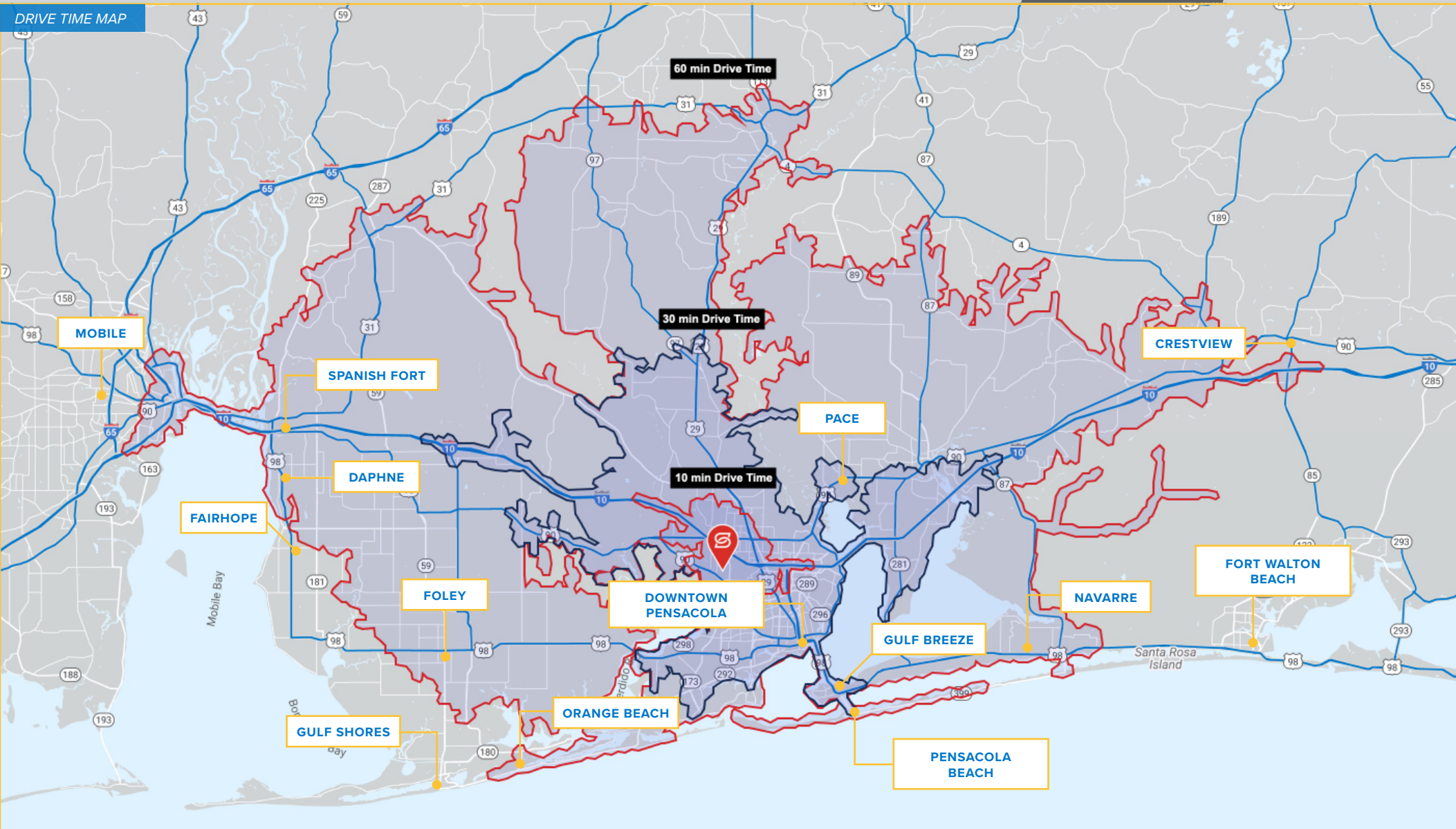
DEMOGRAPHICS

SITE PLAN

THE WATERS
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SUMMARY

RETAIL AERIAL

DEMOGRAPHICS

SITE PLAN

THE WATERS MULTIFAMILY

DRIVETIME

LOCATION

Distance From:

Mobile, AL: 48 Miles

Biloxi, MS: 109 Miles

Gulfport, MS: 122 Miles

New Orleans, LA: 190 Miles

Fort Walton Beach: 60 Miles

Destin, FL: 66 Miles

Panama City, FL: 138 Miles

Panama City Beach: 130 Miles

Santa Rosa Beach, FL: 104 Miles

Tallahassee, FL: 196 Miles

